

## TAKE-AWAY BUSINESS WITH ADDITIONAL RENTAL INCOME FROM 3 FLATS

**KNOWN AS** 

KETCHUP TAKE-AWAY, 1 PORTLAND STREET, ILFRACOMBE, NORTH DEVON, EX34 9NL

### For Sale By Private Treaty Subject to Contract

☐ For sale after 32 years of ownership
☐ Profitable ground floor take-away business
☐ Take-away business suitable for owner occupation or rental
☐ Operating evenings only 5.30pm - 10pm
☐ 3 well maintained flats on upper floors, rewired and new fire system installed in 2015, central heating, intercom system
☐ Rental income of £17,100 per annum for flats

# PRICE: Offers are invited in the region of £395,000 for the Freehold interest to include a trade inventory of fixtures, fittings and equipment and the goodwill of the business plus SAV

#### **LOCATION**

Ilfracombe is a popular resort situated on the North Devon Coast, with an estimated population in the region of 10,500. The sub regional centre of Barnstaple lies approximately 13 miles to the south.

#### **THE SITUATION**

The property is situated on Portland Street just off the junction to the Towns High Street and Fore Street, where there is a good mixture of retail, office and leisure users in the immediate vicinity.

### THE PROPERTY AND CONSTRUCTION

The main building is of four storey construction with brickwork elevations under a slate Mansard roof with feature bay windows to the front and rear. The ground floor comprises of single fronted shop unit which is fitted as a take-away servery with adjoining kitchen, preparation and storage areas, which are sold fully equipped. There is a self contained side entrance which provides hallway access to the three flats, of which there is one located on each of the

three upper floors. During our clients 32 year ownership they have undertaken routine and regular maintenance including external decoration, maintenance of roof coverings. Internally the property was rewired in 2015 and a new fire system installed with additional specification within the flats including central heating with thermostats, intercom door system and modern kitchens / sanitary ware.

#### THE PROPOSAL

Our client is inviting offers for the Freehold interest.

#### THE BUSINESS

Our clients have owner occupied the business for the past 32 years and currently operate 7 days per week, evenings only 5.30pm - 10pm, although there is a licence for later opening. A wide ranging menu is offered from burgers, fish and chips to pizza and fried chicken. The business has a consistent turnover (accounts available after inspection) and has a 5 star "Scores on the Doors" Hygiene rating having achieved. It is thought new owners could

either operate the business themselves or lease the business to create a fully investment. At present the three flats are let and achieve a total rental income of £17,100 per annum, with one of the tenants having been in occupation for over 30 years.

#### **THE STOCK**

Any current stock to be purchased at valuation upon completion.

#### THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

## ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

#### **THE ACCOMMODATION** (comprises)

#### **GROUND FLOOR**

#### **SHOP UNIT**

Single fronted shop unit, non slip flooring, menu displays, chicken rotisserie, extractor system, under counter freezer, till, hot cabinet, 2 x double deep fat fryers, single deep fat fryer, TV, counter servery

#### PREPERATION AREA

CCTV system, chiller gantry, Turbochef pizza oven, microwave

#### **KITCHEN**

25'6 x 17'2 (7.80 m x 5.24 m) Non slip flooring, Hobart dishwasher, Blue Seal oven, 2 x commercial fridges, 3 chest freezers, washing machine, 4 burner gas hob

#### FIRST FLOOR

Self contained door to front with keypad entry leading to hallway and stairs

#### **FLAT**

#### LOUNGE / KITCHEN / DINER

Eye and base units, worktops, integrated appliances, radiator heating

#### **SHOWER ROOM**

Three piece shower room

#### **BEDROOM**

Radiator heating

#### **SECOND FLOOR**

#### FLAT 2

#### LOUNGE / KITCHEN / DINER

Bay window, eye and base units, worktops, integrated appliances, radiator heating

#### **SHOWER ROOM**

Three piece shower room

#### **BEDROOM**

Radiator heating

#### **THIRD FLOOR**

#### FLAT 3

#### LOUNGE / KITCHEN / DINER

Eye and base units, worktops, electric hob, electric oven, radiator heating, double glazed skylight with access to roof top

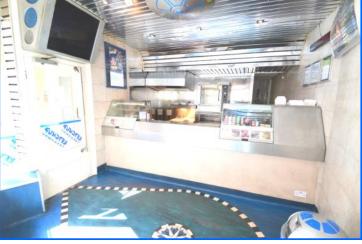
#### **BATHROOM**

Three piece bathroom with shower over bath

#### 2 x BEDROOMS

Radiator heating













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#### PROPERTY MISDESCRIPTIONS ACT 1993

- All measurements are approximate.

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- properties.

#### VIEWING

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